Simmons Estates

EST: 1996

Hillside Avenue, Borehamwood,

£465,000

- Three Bedroom Semi
- Two Reception Rooms
- Off Street Parking
- Good Size Sunny Aspect Rear Garden
- Fitted Wardrobes in Two Bedrooms
- Huge Potential to Extend (subject to planning)
- Backing Fields
- Modern Bathroom
- Five Minute Walk to Town Centre

A three bedroom semi detached house located just a moments walk from Yavneh College and within a five minute walk of the town centre. The property has huge potential to extend*, benefiting from two reception rooms, a great size low maintenance garden which backs parkland, fitted wardrobes in two of the bedrooms, off street parking and is a great first time buy. The property is located just a 10 minute walk of the mainline station and within a two minute walk of Tesco's. Call now to view.

*subject to planning permission.

Entrance Porch
UPVC frosted double glazed door, carpeted flooring, lighting, CH radiator, door through to

Lounge
17'1 x 10'6 (5.21m x 3.20m)

UPVC double glazed bay window to the front, carpeted flooring, sockets, telephone point, under stairs storage, two CH radiators, stairs to first floor landing, door through to

Open Plan Kitchen/Dining Room

Dining Room
12' x 10'7 (3.66m x 3.23m)

CH radiator, UPVC double glazed patio doors and windows to the rear garden,

Kitchen
8'6 x 7' (2.59m x 2.13m)

Range of fitted units both wall mounted and base, ample work surface area, integrated electric oven, four ring electric hob, single bowl sink unit with mixer tap, UPVC double glazed frosted window to the side, UPVC partly frosted glazed door to the rear garden, tiled effect flooring, partly tiled walls, wall mounted boiler, extractor, sockets, integrated washing machine, space for fridge/freezer.

First Floor Landing
Carpeted flooring, UPVC double glazed window to the side, access to loft, doors leading to

Master Bedroom
12'2 x 10'1 (3.71m x 3.07m)
Fitted wardrobes spanning most of one wall, CH radiator, carpeted flooring, sockets, UPVC double glazed bay window to the front, telephone point.

Bedroom 2
11'11 x 10'5 (3.63m x 3.18m)
UPVC double glazed window to the front, fitted wardrobes, carpeted flooring, CH radiator, sockets.

Bedroom 3
6'4 x 6' (1.93m x 1.83m)
UPVC double glazed window to the front, carpeted flooring, CH radiator, sockets.

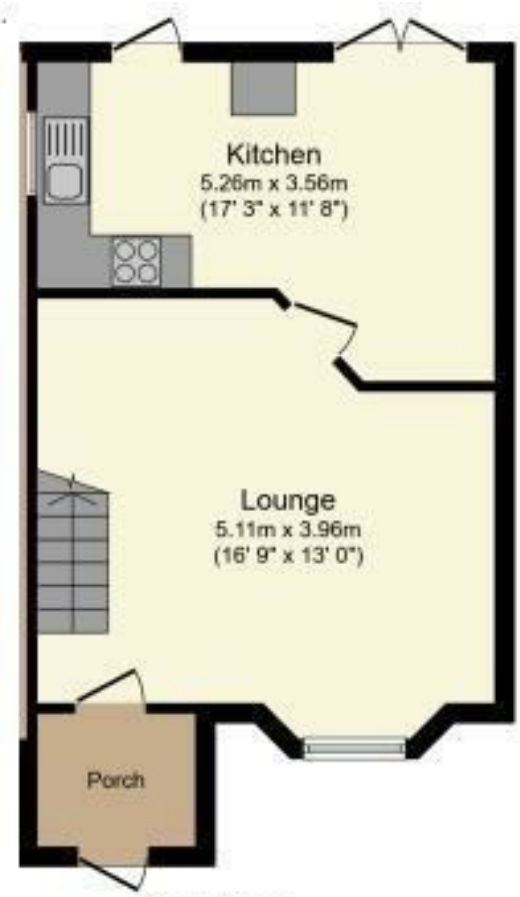
Family Bathroom
Tiled flooring, fully tiled walls, deep panel bath with mixer tap and separate hand held shower attachment with temperature and power settings, UPVC double glazed frosted window to the side, low flush WC, wash hand basin with mixer tap set in vanity unit, heated towel rail.

Rear Garden

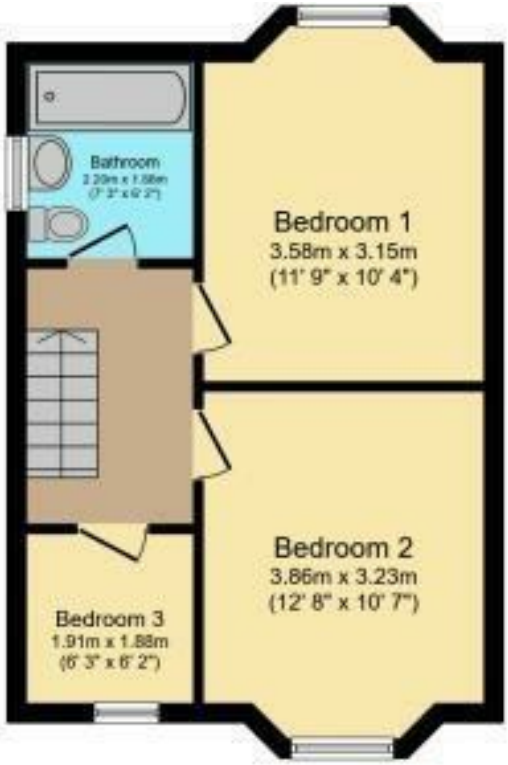
Fully block paved rear garden, shed to the rear, side gate giving access to the front, additional gate to the rear giving access to parkland.

Front Garden

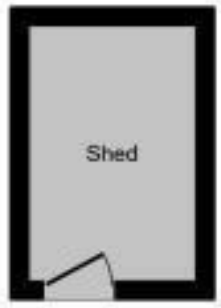
Driveway giving parking, laid to lawn, side gate giving access to the rear garden.



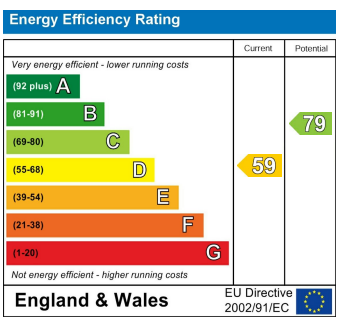
Ground Floor

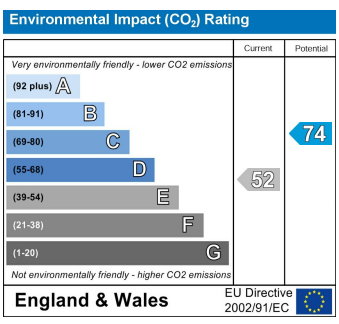


First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com





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